

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, June 6, 2019
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Hillis, Johnson, Koppel, Melgar, Moore, Richards
COMMISSIONERS ABSENT: Fung

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:08 PM

STAFF IN ATTENDANCE: Diego Sanchez, Rich Sucre, Josh Switzky, Lily Langlois, Andrew Perry, Linda Ajello-Hoagland, Katy Campbell, Seema Adina, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2014.0948ENX (E. JARDINES: (415) 575-9144)
344 14TH STREET/1463 STEVENSON STREET – north side of 14th Street between Stevenson and Woodward Street, Lot 013 in Assessor's Block 3532 (District 9) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project

proposing new construction of a 78-foot tall, 7-story residential building (measuring approximately 84,650 gross square feet (gsf)) with ground floor commercial. The Project would construct a total of 62 dwelling units, 5,775 square feet of ground floor commercial. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: 1) rear yard (PC 134), 2) usable open space (PC 135), and 3) height (PC 260). The project site is located within a UMU (Urban Mixed-Use) Zoning District and a 58-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on April 4, 2019)

Note: On April 4, 2019, after hearing and closing public comment, continued to June 6, 2019 by a vote of +6 -0.

(Proposed Continuance to June 27, 2019)

SPEAKERS: + John Kevlin – Continue to June 13th
= Georgia Schuttish – “Can anyone afford it?”
ACTION: Continued to June 27, 2019
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Fung

2. 2018-016625DNX (A. PERRY: (415) 575-9017)
50 POST STREET – through-lot on the north side of Post Street and the south side of Sutter Street between Kearny and Montgomery Streets; Lots 015 and 016 in Assessor’s Block 0292 (District 3) – Request for a **Downtown Project Authorization**, pursuant to Planning Code Sections 309 and 137, to modify the existing Privately-Owned Public Open Space (POPOS) and renovate the existing structure located within the C-3-O (Downtown – Office) Zoning District and a 250-S Height and Bulk District. The project proposes a minor relocation and design modifications of the rooftop open space but does not propose any reduction in usable area. Additionally, the project proposes interior and exterior alterations to the Crocker Galleria that would reduce the amount of retail space from 45,833 square feet (sf) to 24,544 sf, add 12,780 sf of office space at the third floor, and create a new two-level stair and interior public seating area that helps enhance the connection to the modified rooftop open space. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to July 11, 2019)

SPEAKERS: None
ACTION: Continued to July 11, 2019
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Fung

3. 2019-000183CUA (S. ADINA: (415) 575-8722)
435-441 JACKSON STREET – south side of Jackson Street between Montgomery and Sansome Streets; Lot 027 in Assessor’s Block 0196 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 249.25, to merge the existing Design Professional Service (office use) with the adjacent storefront within the Jackson Square Special Use District, C-2 Zoning District and a 65-A Height and Bulk District. This

action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

WITHDRAWN

SPEAKERS: None
ACTION: Withdrawn

- 12a. [2016-010589ENX](#) (L. HOAGLAND: (415) 575-6823)
2300 HARRISON STREET – west side of Harrison Street between 19th and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish an existing surface parking lot and construct a six-story over basement garage, 75-foot tall, 78,096 square foot vertical addition to an existing 3-story, 42-foot tall, 68,538 square foot office building. The addition will result in a mixed-use building with 24 dwelling units, 27,152 square feet of additional office space, 3,242 square feet of ground floor retail, 1,158 square feet of ground floor arts activities/retail space, 31 additional Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces and a total of 41 off-street parking spaces. The dwelling-unit mix includes 14 one-bedroom and 10 two-bedroom units. The Project includes 4,922 square feet of usable open space through a combination of private and common open space. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for building height, ground floor active uses and narrow street height limit, and a concession for rear yard in the UMU (Urban Mixed-Use) District and 68-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on May 9, 2019)

SPEAKERS: + Speaker – Support for continuance
ACTION: Continued to July 18, 2019
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Fung

- 12b. [2016-010589OFA](#) (L. HOAGLAND: (415) 575-6823)
2300 HARRISON STREET – west side of Harrison Street between 19th and Mistral Streets; Lot 001 in Assessor’s Block 3593 (District 9) – Request for **Office Development Authorization**, pursuant to Planning Code Sections 321 and 322, to authorize 27,185 gross square feet of office space from the Office Development Annual Limit. The subject property is located within the UMU (Urban Mixed-Use) District and 68-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on May 9, 2019)

SPEAKERS: Same as item 12a.
ACTION: Continued to July 18, 2019
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
ABSENT: Fung

17. [2017-013309DRP-04](#) (N. TRAN: (415) 575-9174)

1 WINTER PLACE – near Mason; Lot 032 in Assessor’s Block 0118 (District 3) – Request for **Discretionary Review** of Building Permit Application No. 2018.1004.2256 for construction of a fourth-story vertical addition to an existing three-story two-family house within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Take DR and Approve with Modifications

SPEAKERS: + Steve Williams – Support for continuance
 - Jim Zack – Opposed to continuance
 ACTION: Continued to July 18, 2019
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fung

B. COMMISSION MATTERS

4. Consideration of Adoption:

- [Draft Minutes for May 16, 2019 – Closed Session](#)
- [Draft Minutes for May 16, 2019 – Regular](#)

SPEAKERS: + Georgia Schuttish – Demo calcs
 ACTION: Adopted
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fung

- [Draft Minutes for May 23, 2019 – Regular](#)

SPEAKERS: Same as above
 ACTION: Adopted as Amended
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fung

5. Commission Comments/Questions

Commissioner Richards:

Interesting enough, I saw in my inbox last night, the Mayor of Menlo Park has agendized or request an agendized item to be put on their city council to actually prohibit new offices and hotel development in Menlo Park. I also understand from calling somebody down there that I know that East Palo Alto and Redwood City are also considering a ban on additional offices and hotels. So, I think, should these things go through, maybe the narrative will start changing about the suburbs that just want to build office space and dump their housing needs on San Francisco and surrounding areas. Additionally, I did meet with the Director of Long Range Planning, Ms. AnMarie Rodgers. We talked about bills that are sitting in Sacramento, and one that concerned her and concern me is SB 330. I understand there has been analysis already written. I called a few people in Sacramento this morning and the bills on the fast track in the assembly to be heard between the 14th and 20th of June. I really hope that since we already have the analysis written we could hear the informational on exactly what SB 330 does and doesn’t do in regard to San

Francisco and its processes and timelines. I asked the chair maybe to scheduled that in next week or two.

President Melgar:

Yes, that is a good idea. Thank you.

C. DEPARTMENT MATTERS

6. Director's Announcements

John Rahaim, Planning Director:

No new announcements except to say that I'll talk to Ms. Rodgers about getting that hearing scheduled for SB 330. Thank you.

7. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

Diego Sanchez:

Hi, Diego Sanchez with department staff. Aaron Starr typically provides the summary of board activities, he is at another hearing at this moment, so I will provide you with the summary for this week. With that said, let's get into it. At Monday's Land Use Committee Meeting, there were four items of particular interest. The first is the landmark designation of 524 Union Street. 524 Union Street is a significant landmark as one of the earliest LGBTQ bars that is associated with the development of LGBTQ communities in San Francisco. It is also significant for its association with the owner, Dante Benedetti, who became one of the people on the front lines in the fight for LGBTQ civil rights in the San Francisco in the 1950's. The property owner submitted the final landmark designation report August 2018. The HPC initiated designation on September 5, 2018 and unanimously recommended landmark designation to the Board of Supervisors on October 17, 2018. At Monday's meeting, the Land Use committee forwarded the landmark designation to the full board with a positive recommendation.

Next on the agenda, the Committee heard the original and duplicated ADU new construction ordinance, introduced by Supervisor Safai. This would allow ADUs and new construction and bring our local program into compliance with the state, with state law. This was first heard at Land Use on May 20th and continued to June 3rd, so the proposed amendments could be added. For the original ordinance, Supervisor Safai incorporated the amendments recommended by you, the Planning Commission. The duplicated file has also added the following amendments, for waiver ADUs, it's the first one is removing the requirement of an existing rental unit on the property to enter into a regulatory agreement or Costa Hawkins agreement. The second amendment for waiver ADUs, was removing the reference to the administrative code's definition of a rental unit. For the no waiver ADUs, the amendment was ADUs in new construction, single family home shall not be less than 50% of the proposed primary dwelling unit size. Public comments were in general support of ADUs, but had concerns about protecting tenant services, the overall length of the ADU review process and support for imposing rent control on ADUs and new construction.

At the end of the hearing, the original ordinance was moved to be heard at the full board on June 11th without objection. The duplicated ordinance will be rereferred to the

Planning department for Planning Commission review. This item is tentatively scheduled for the July 18th Planning Commission hearing.

Next, the Land Use committee heard the Regional Commercial and Folsom Street NCD, Arts Activities and Nighttime Entertainment ordinance. Commissioners, you heard this ordinance on February 21st, two weeks after the HPC heard this on February 6th. This ordinance proposes to allow arts activities at the first and second floors in landmark designated buildings per Article 10, certain buildings designated in Article 11, and also located within the extended Preservation district, or in buildings listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historic Places.

At the Planning Commission on February 21st, you moved to approve the ordinance with the following modifications. First was to allow arts activities in every property within the RCD district, second was to conditionally permit nighttime entertainment uses within RCD zoned historic buildings including those that contribute to historic district, and third to require preservation, rehabilitation, and maintenance plan for use within the Folsom Street NCT and the RCD districts. On March 5th, the legislative sponsor, Supervisor Haney, submitted -- substituted the ordinance to include those recommended modifications at Monday's Land Use Committee meeting. He also amended the substitute ordinance to principally permit nighttime entertainment uses at the property at 1401 Howard Street at the corner of Ninth Street. During public comment, members of the public spoke to the benefit of increasing flexibility and allowed uses that the ordinance proposes. After public comment, the Land Use Committee voted unanimously to send the ordinance to the full Board of Supervisors with a positive recommendation.

Lastly, the committee considered Supervisor Peskin's proposed inter-moratorium on entertainment uses in the One Maritime Plaza Area. The One Maritime Plaza Area is bounded by Jackson Street to the north, Sacramento to the south, Drumm to the east and Samsone to the west. The inter-moratorium would prohibit the change of use away from a nighttime entertainment use to any other use, as well as prohibit any private clubs in this One Maritime plaza area. The inter zoning moratorium only remains in effect for 45 days, unless the board extends it, and the extension cannot last for more than 18 months. Public commenters mentioned that the Punchline Comedy Club, which is within the area is vital to San Francisco's comedy scene, has served as a town incubator, and has hosted comedians of all talent levels. Now I am on the last page.

In this context, the City should do what it can to keep the Punchline Comedy Club open. After public comment, the Land Use Committee voted unanimously to recommend the inter zoning moratorium as a committee report to the full Board of Supervisors. Commissioners, on Tuesday, the full Board of Supervisors considered two items of particular interest. The first was -- the first item was an ordinance amending the administrative code to allow applications for Mills Act contracts for historic properties to be filed concurrently with applications for designations of the same property. This item passed on its first read, and lastly, the full board passed by unanimous vote, the inter-moratorium on entertainment uses in the One Maritime Plaza Area. That concludes the summary board activities for the week. Thank you.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Corey Smith – LA Times poll re: single family zoning
 Georgia Schuttish – Excavations, mergers, demo calcs
 Peter Drekmeier – Tuolumne River Trust

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

8. [2011.1356](#) (R. SUCRE: 415-575-9108)
AFFORDABLE HOUSING IN CENTRAL SOMA – **Informational Presentation** on the affordable housing program in Central SoMa Plan. The Department, alongside representatives from the Mayor’s Office of Housing and Mayor’s Office of Economic and Workforce Development, will provide an overview of the affordable housing program in Central SoMa and the usage of projected development impact fees from currently proposed Key Sites.
Preliminary Recommendation: None – Informational

SPEAKERS: = Rich Sucre – Staff introduction
 + Ken Rich – Informational presentation, Affordable Housing in Central SoMa
 + John Elberling – TODCO Central SoMa Community Plan
 = Sue Hestor – Jobs – Housing Linkage fee
 = Josh Switzky – Office square footage
 ACTION: Reviewed and Commented

9. [2019-004406CRV](#) (J. RAHAIM: 415-558-6411)
OFFICE DEVELOPMENT ANNUAL LIMIT – **Informational Presentation** on establishing Procedures for Allocating San Francisco’s Office Development Annual Limit Program (Program), as defined in Planning Code Sections 320-324. Created in 1986, the Program limits the amount of office development (projects containing at least 25,000 square feet of office space) that can be permitted each year in the City and County of San Francisco.
Preliminary Recommendation: None – Informational

SPEAKERS: = John Rahaim – Staff presentation
 = Peter Drekmeier – Housing demand
 = John Elberling – Office cap limitation and impacts
 - Sue Hestor – Overhead presentation
 ACTION: Reviewed and Commented

10. [2015-010013IKA](#) (L. LANGLOIS: (415) 575-9083)
30 OTIS STREET – approving an **Impact Fee Waiver** for 30 Otis in the amount of \$3,000,000 to create a plaza at the corner of Otis Street, 12th Street and South Van Ness Avenue (aka “Otis Plaza”), and to recommend to the Board of Supervisors that they adopt an ordinance accepting streetscape and open space improvements above the value of the in-kind fee waiver amount.

Preliminary Recommendation: Approve

SPEAKERS: = Lily Langlois – Staff report
 + Jessie Stewart – Project presentation
 + David Fletcher – Design presentation
 ACTION: Approved
 AYES: Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fung, Hillis
 MOTION: [20457](#)

11. [2015-015203DNX-02](#) (A. PERRY: (415) 575-9017)
135 HYDE STREET – west side of Hyde Street between Turk Street and Golden Gate Avenue; Lot 002 in Assessor’s Block 0346 (District 6) – Request for an amended **Downtown Project Authorization**, pursuant to Planning Code Sections 309 and 415, to amend Condition of Approval No. 24 of Planning Commission Motion No. 20150 adopted on March 29, 2018, to change the project’s means of compliance with the Inclusionary Affordable Housing Program from the On-Site Affordable Housing Alternative to payment of the Affordable Housing Fee. No other changes are proposed to the approved project under Motion No. 20150. The Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#), occurred on March 29, 2018 by the Planning Commission’s approval of the project under Motion No. 20150.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Andrew Perry – Staff report
 + Alexis Pelosi – Project presentation
 ACTION: Approved with Conditions
 AYES: Johnson, Koppel, Melgar, Richards
 NAYS: Moore
 ABSENT: Fung, Hillis
 MOTION: [20458](#)

- 13a. [2012.0640ENX](#) (L. HOAGLAND: (415) 575-6823)
598 BRANNAN STREET – northeast intersection of 5th and Brannan Streets, Lots 045, 050, 051 & 052 on Assessor’s Block 3777 (District 6) – Request for **Large Project Authorization** pursuant to Planning Code Sections 263.32, 321, 322, 329, 406, and 848, for new construction over 85-ft in height and measuring more than 50,000 gross square feet in size for the proposed project at 598 Brannan Street. The project proposes to demolish the existing four buildings and construct three new mixed-use/office buildings and one new residential building with a total of 922,737 square feet of office use, approximately 65,322 square feet of PDR/retail use, 5,546 square feet of child care use, 63,824 square feet of residential use, approximately 200 off-street below-grade parking spaces, and approximately 19,336 square feet of privately-owned public open space (POPOS). The project site is identified as a “key site” in the Central SoMa Area Plan and is anticipated to provide qualified amenities, including a new public park and a land dedication (measuring approximately 12,800 square feet) to the Mayor’s Office of Housing and Community Development. The project would request a special height exception to allow for an additional 25-ft of height above the height limit and waiver/reduction from certain development impact fees for the provision of land associated with the public park. Under the Large Project Authorization, the project is requesting exceptions from the following

Planning Code (PC) requirements: PC 132.4 [Building Setback and Streetwall Articulation]; PC 138(d) [POPOS Design]; PC 140 & 249.78(d)(11) [Dwelling Unit Exposure]; PC 145.1 [Street Frontage Controls-Garage Entry Width]; PC 152.1 [Off-Street Loading]; PC 154 [Dimensions for Off-Street Parking and Loading]; PC 155(r) [Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages]; PC 249.78(d)(6) [Lot Coverage]; PC 249.78(d)(9) [Wind]; PC 261.1 [Narrow and Mid-Block Alley Controls]; PC 270(h) [Central SoMa Bulk Controls]; and, PC 270.1 [Horizontal Mass Reduction]. The Project site is located within the CMUO (Central SoMa Mixed-Use Office) Zoning District and 160-CS, 130-CS, 45-X and 50-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Linda Ajello-Hoagland – Staff report
 + Carl Shannon– Project presentation
 + Michael Maltzan – Design presentation
 + Tim Paulson – Support
 + Leah Faidley – Support
 + Timothy – Support
 + Vanessa Wellman - Support
 + Eileen Tillman – Support
 = Marjorie Scratton – Light
 + Carla Lovell – Support
 + Mark Gleason – Support
 + Javier Flores – Support
 + Misha Olivas – Support
 + Michele Reynolds - Support
 + Rudy Corpuz – Support
 + Rachel Lastimosa – Support
 = Peter Drekmeier – Continuance
 = Sue Hestor – Scheduled report back

ACTION: Approved with Conditions as amended by Staff and adding an 18-month update report

AYES: Johnson, Koppel, Melgar, Moore, Richards

ABSENT: Fung, Hillis

MOTION: [20459](#)

- 13b. [2012.0640B](#) (L. HOAGLAND: (415) 575-6823)
598 BRANNAN STREET – northeast intersection of 5th and Brannan Streets, Lots 045, 050, 051 & 052 on Assessor’s Block 3777 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize 711,136 square feet of office space from the Office Development Annual Limit. The subject property is located within the CMUO (Central SoMa Mixed-Use Office) Zoning District and 160-CS, 130-CS, 45-X and 50-X Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.

ACTION: Approved with Conditions as amended by Staff and adding an 18-month update report

AYES: Johnson, Koppel, Melgar, Moore, Richards

ABSENT: Fung, Hillis
 MOTION: [20460](#)

- 13c. [2012.0640PRJ](#) (L. HOAGLAND: (415) 575-6823)
598 BRANNAN STREET - northeast intersection of 5th and Brannan Streets, Lots 045, 050, 051 & 052 on Assessor's Block 3777 (District 6) – Request for Approval of a **Fee Waiver Agreement** pursuant to Planning Code Section 406(e) for a project that elects to provide land and other resources in order to construct a public park on an approximately 40,000 square foot portion of Block 3777 within the Central SoMa SUD.
Preliminary Recommendation: Direct the Planning Director to enter into Agreement

SPEAKERS: Same as item 13a.
 ACTION: Directed the Planning Director to enter into Agreement
 AYES: Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fung, Hillis
 RESOLUTION: [20461](#)

- 15a. [2017-013801CUA](#) (C. CAMPBELL: (415) 575-8732)
250 RANDOLPH STREET – north corner of Randolph Street, between Victoria and Head Streets; Lot 024 of Assessor's Block 7089 (District 13) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing dwelling unit & laundromat and construct a four-story two-family dwelling with ground floor commercial within a NC-1 (Neighborhood Commercial Cluster District) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on May 23, 2019)
Note: On April 4, 2019, after hearing and closing public comment, continued to May 23, 2019 by a vote of +6 -0.
On May 23, 2019, without hearing, continued to June 6, 2019 by a vote of +7 -0.

SPEAKERS: = Cathleen Campbell – Staff report
 + Lev Weisbach – Project presentation
 - Speaker – Opposition
 ACTION: Approved with Conditions
 AYES: Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fung, Hillis
 MOTION: [20462](#)

- 15b. [2017-013801VAR](#) (C. CAMPBELL: (415) 575-8732)
250 RANDOLPH STREET – north corner of Randolph Street, between Victoria and Head Streets; Lot 024 of Assessor's Block 7089 (District 13) - Request for **Variance**, pursuant to Planning Code Sections 134. The project is to allow a rear yard modification to substitute the required rear yard with an open area on the second floor equal to 25% of the lot area at the interior corner of the lot. The subject property is located within a NC-1 (Neighborhood Commercial Cluster District) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular hearing on May 23, 2019)

SPEAKERS: Same as item 15a.
 ACTION: ZA closed the PH and indicated an intent to Grant

F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

16. [2017-006245DRP](#) (C. CAMPBELL: (415) 575-8732)
50 SEWARD STREET – between 19th and Douglass Streets; Lot 024A in Assessor's Block 2701 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2017.0419.4301 for construction of a horizontal front addition and a third-story vertical addition to an existing two-story two-family house within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Claudine Asbagh – Staff report
 - James Pincoff – DR presentation No. 1
 - Alissa Fitzgerald – DR presentation No. 2
 - Christopher – DR presentation No. 3
 - Robert Macnamera – Opposition
 - Speaker – Opposition
 - Speaker – Opposition
 - Terrance Melvin – Opposition
 + Kelley Friedgen – Project presentation
 + Jon Lum – Design presentation
 + Lucas Eastwood – Support
 + Pat Buscovich – Support

ACTION: After hearing and closing public comment; Continued to July 18, 2019.
 AYES: Johnson, Koppel, Melgar, Moore
 NAYS: Richards
 ABSENT: Fung, Hillis

- 14a. [2018-009534CUA](#) (S. ADINA: (415) 575-8722)
45 CULEBRA TERRACE – west side of Culebra Street; Lot 025 in Assessor's Block 0500 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to demolish an existing single-family home and construct a new four-story 3,882 square-foot building with two dwelling units, one off-street parking space, and two Class I bicycle spaces within a RH-2 (Residential, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

- SPEAKERS: = Seema Adina – Staff report
+ Dennis Budd – Project presentation
= Pat Buscovich – Continuance
= Michelle Scott – Continuance
= Lorraine Lynn – Opposed to the Variance
= Richard Linder – Continuance
= Jennifer Linder – Disharmony
= James Carter - Concerns
- ACTION: After hearing and closing public comment; Continued to July 18, 2019.
- AYES: Johnson, Koppel, Melgar, Moore, Richards
- ABSENT: Fung, Hillis

- 14b. [2018-009534VAR](#) (S. ADINA: (415) 575-8722)
45 CULEBRA TERRACE – west side of Culebra Street; Lot 025 in Assessor’s Block 0500 (District 2) – Request for **Variance**, pursuant to Planning Code Sections 134 and 140. The project is to allow an encroachment of approximately two-feet two-inches into the required rear yard and a variance for exposure for both dwelling units. The subject property is located in a RH-2 (Residential, Two Family) Zoning District and 40-X Height and Bulk District.

- SPEAKERS: Same as Item 14a.
- ACTION: ZA after hearing and closing public comment; Continued to July 18, 2019.

ADJOURNMENT 6:12 PM
ADOPTED JUNE 20, 2019